

REQUEST FOR PROPOSALS

Sale or Lease of Reid Park Golf Course Springfield, Ohio

1. General Information

The City of Springfield, Ohio owns approximately 380 acres with frontage on Bird Road and Leffel Lane on the southeast edge of Springfield.

The City's property includes two 18-hole golf courses, the North Course and the South Course, with related service and maintenance facilities, and a recreation park with shelter houses, restrooms and woods.

The property was purchased by the City primarily as a site for golf. The National Trail Parks and Recreation District (NTPRD) was formed in 1999. NTPRD has operated the courses and the recreation park with the City funding since 2000.

Since these courses were opened in the late 60's, several other new golf courses have been built and are accessible to the public. For the last several years, the City has had to subsidize the golf operation. Because of a decline in state support for local government and because there are ample public golf facilities in the community, the City Commission has determined that it can no longer subsidize golf at taxpayer expense.

The City Manager has been instructed to pursue alternative plans for the real estate. This Request for Proposals and any proposals that are submitted are expected to guide City Commission in its decisions with respect to this real estate.

The City may accept one or more proposals or it may reject all proposals. The City may also choose to negotiate changes in proposals in order to develop a proposal that is acceptable.

2. Range of Proposals To Be Considered

Proposals for any lawful use of the real estate will be considered. Proposals may involve all or any part of the property. Proposals to lease or purchase all or some of the property will be entertained. Attached to this RFP as Exhibit 1 is a map of the property that the City owns. Note that the 1.21 ac. portion of the property along Bird Rd that contains the City water towers is excluded from this RFP. The City will maintain exclusive ownership and control of this area.

Attached to this RFP as Exhibit 2 is a map which shows a possible division of the property with the portion marked AREA B that could be retained by the City as a recreation park. The City will entertain proposals that include this area and proposals

that exclude it. Other divisions of the property may be proposed if they are legally permissible and that do not leave fragments of property that have no economic value.

The property is currently zoned "G." Proposers should refer to Chapter 1126 of the Codified Ordinances for uses permitted in a "G" district. A proposer may propose a use that will require a change in zoning. Rezoning a property is a legislative function that cannot be done through a contract for sale or lease of the property. In the event that the City selects a proposal that entails a rezoning of the property, the selection of the proposal will be subject to the rezoning. If the rezoning process does not conclude in a manner that permits the proposed use, the City may select an alternative proposal.

3. Property Information

The property is comprised of 11 separate parcels. Ten of the parcels are in the Clark Shawnee Local School District. The eleventh parcel is in the Springfield City School District. All of the parcels are currently tax-exempt. Each proposer should note that the property is likely to lose its tax exemption if the property is sold or leased as a result of the selection of its proposal.

Because the property has been tax-exempt since its acquisition by the City, its valuation for tax purposes has not been reviewed. The total tax valuation is currently in excess of \$16 million. The city has filed valuation complaints with the Clark County Board of Revision. The City has asserted a total valuation of approximately \$2.2 million.

The City is making no warranties or representations concerning the improvements on the property. The property is in public use. The public areas are open to inspection at any time that the golf course is open. Arrangements for viewing of other areas of the property such as the maintenance buildings will be made available on a scheduled and escorted basis.

4. Golf Course Lease Proposals

The City will accept and review proposals to lease the property or a portion of it, for continued use as a public golf course.

Public golf course lease proposals must specify some means of assuring that the golf course(s) will remain accessible for residents of the City of Springfield at or below market rates for the term of the lease.

Public golf course lease proposals must include the following:

- A. Names and addresses of the individuals who will be primarily responsible for operating and managing the golf course(s).

- B. The education, background and experience of each of the principals identified in A above.
- C. The golf course maintenance program to be implemented.
- D. A financial plan that states a proposed real estate lease schedule, and the proposer's method of acquiring and financing maintenance equipment.
- E. If the proposal entails the acquisition of the existing equipment, the proposal must state, in general terms, whether the equipment will be purchased or leased and how the purchase or lease amount is to be determined.
- F. A capital maintenance plan describing how the maintenance and replacement of the buildings and other improvements will be financed over the lease term.
- G. A statement of any significant operational changes that are intended, i.e. requiring all golf carts to be rented from the golf course.

Upon request, the City will furnish a spreadsheet showing, in summary form, revenues and expense information for NTPRD's operation of the golf courses over the last five years. However, proposers are cautioned that the expense information reflected does not include substantial in kind services such as building maintenance and tree removal that the City has provided to NTPRD without charge.

Upon request, the City will also furnish a list of course maintenance equipment that would be available for purchase or lease as part of a proposal. Equipment to be sold or leased will be sold or leased "as is" with no warranty or guarantee.

NOTE: Operation of the course(s) by a private non-governmental entity may result in the loss of the current real estate tax exemption.

5. Other Lease Proposals

The City will accept and review proposals to lease the property, or some portion of it for purposes other than a public golf course.

General lease proposals must include the following:

- A. Names and addresses of the individuals who will be primarily responsible for maintaining the property.
- B. The education, background and experience of each of the principals identified in A above.
- C. The property maintenance program to be implemented.

- D. A financial plan that states a proposed real estate lease schedule.
- E. A capital maintenance plan describing how the maintenance and replacement of the buildings and other improvements will be financed over the lease term.

6. Purchase Proposals

Proposals to purchase some or all of the property will be entertained. If the City selects a purchase proposal, it will convey the property by a municipal warranty deed, subject to the reservation of utility easements. If the purchase requires a survey or lot split the survey or lot split will be at the purchaser's expense. Title insurance for owners or lenders will be at purchaser's option and expense.

7. Evaluations of Proposals

Proposals will be evaluated by the City Manager with assistance from the Finance Director and Law Director. Factors that will be considered in the evaluation of proposals include:

- A. Economic benefit to the City
- B. Non-economic benefit to the City such as the maintenance of a recreational or other amenity for the community.
- C. Feasibility of the proposal including the financial and managerial resources of a proposer.

Because these factors are broad and general, the evaluation process is subjective. If the City Manager determines, in his discretion, that one or more proposals merits consideration, he may contact one or more of the proposers to elicit additional information or to seek changes to a proposal. The City Manager may, in his discretion, choose to present one or more proposals to the City Commission for its consideration.

No proposal will have been accepted unless and until it is legislatively adopted by the City Commission of the City of Springfield at an open meeting.

8. Public Process

This request for proposals is a public process. Proposals and correspondence, written inquiries, and responses to that correspondence and inquiries, whether in paper or electronic form are public records available for public review and copying. If the City Manager requests additional information from a proposer and the information furnished in response to that request constitutes a "trade secret" under ORC §1333.61(D) or other provision of Ohio law that information may not be subject to disclosure. Proposers are

advised to seek legal counsel before disclosing information that the proposer wants to protect from disclosure.

9. Proposal Submission

If you are submitting a proposal on paper, submit one (1) original and four (4) copies of the sealed proposal. by 3:00 PM, EDT, on Friday, September 2nd, 2016. If you are submitting a proposal electronically it must be submitted in pdf format; one original is sufficient.

Submit proposal to:

For hand postal or delivery service delivery:
Brandy Bussey
City Hall, 4th Floor
76 E. High St., Springfield, OH 45502

For email delivery:
bbussey@springfieldohio.gov

All proposals must be received by 3:00 PM, EDT, on Friday, September 2nd, 2016. Proposals received after the above time will not be considered. As a proposer, you assume the risk of delayed delivery or non-delivery.

10. Questions and addenda

All questions should be directed to bbussey@springfieldohio.gov. Deadline for questions? Answers will be posted to the website.

11. Non-Collusion affidavit

The proposer guarantees that the proposal submitted is not a product of collusion with any other proposer or with any City, State or Federal employee and no effort has been made to fix the proposal price of any proposer or to fix any overhead, profit or cost element of any proposal price. Proposer shall execute a non-collusion affidavit on the form furnished by the City, a copy of which is included with this Request for Proposal. No contract shall be deemed fully executed until this affidavit has been properly executed.

12. Interest in contract

The City Charter provides that no members of the City Commission, the City Manager, or any other officer or employee of the City, shall directly or indirectly be interested in any Contract, job, work, or service with or the City, nor in the profits or emoluments hereof, nor in the expenditure of any money on the part of the City other

than his fixed compensation; and any contract with the City in which any such officer or employee is, or become, interested may be declared void by the City Commission.